

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/8 Elizabeth Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$990,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10/28 Prahran Gr ELSTERNWICK 3185	\$1,004,500	27/11/2025
2	2/301 Glen Eira Rd CAULFIELD NORTH 3161	\$990,000	23/11/2025
3	3/24 Lyndon St RIPPONLEA 3185	\$950,000	04/09/2025

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/02/2026 10:53



Rooms: 4

Property Type: Villa

Agent Comments

Comparable Properties



10/28 Prahran Gr ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,004,500

Method: Sold Before Auction

Date: 27/11/2025

Property Type: Unit



2/301 Glen Eira Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 23/11/2025

Property Type: Unit



3/24 Lyndon St RIPPONLEA 3185 (REI/VG)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 04/09/2025

Property Type: Villa